

122 Battersea

Park Road, London, England, SW11 4LY

MIXED USE
INVESTMENT

Guide Price
£1,300,000

W.



Executive Summary



PROPERTY TYPE

Shop and Uppers



TOTAL CURRENT INCOME

£58,500



SIZE

208 sqm/2240 sqft



COMMERCIAL / RESIDENTIAL

Both



CLOSEST TRAIN STATION

Battersea Park Station
(0.3 miles)



122 Battersea

About 122 Battersea

Freehold mixed-use property in the London borough of Wandsworth, comprising a ground floor retail unit and six room HMO, two shower rooms and two WC on the upper floors. The flats are all occupied and are collectively generating an income of £58,500 per annum. One room is underlet by £2,000 pa. Landlord expenses total £4,500-5000 pa. All units were refurbished four years ago to a good standard.

The commercial premises on the ground is currently owner-occupied operating as a salon. It will be sold with vacant possession and has an estimated rental value of £30,500 pa.

Total potential income: £91,000 per annum.

HMO measures: 119 sqm/1281 sqft
Shop: 89 sqm/959 sqft.
Total: 208 sqm/2240 sqft.

The commercial unit is classified Use Class E which allows for a variety of uses including retail, clinics, health centre, office, cafe and professional services such as financial and legal services.

Ideally suited to owner occupiers and investors.

Viewings are strictly by appointment only.



W

122 Battersea

Battersea Power Station

Battersea Park Station

Tesco

122 Battersea





Location

The property on Battersea Park Road is conveniently situated within minutes walk to Battersea Park Station, High street with their array of shops, eateries and super-markets including Tesco and Co-op, Battersea Park and Battersea Power station offering a wide selection of shops, bars, restaurants, leisure and sporting activities. Excellent bus links serve the City and West End.

LOCAL AMENITY (CLOSEST)



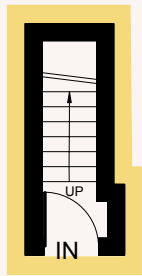
Tesco (0.1 miles)

TRAIN STATION (CLOSEST)



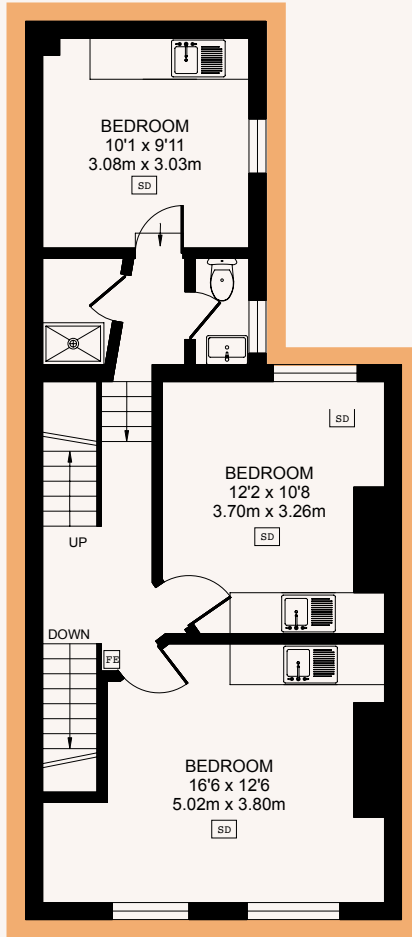
Battersea Park Station (0.3 miles)

Floorplans



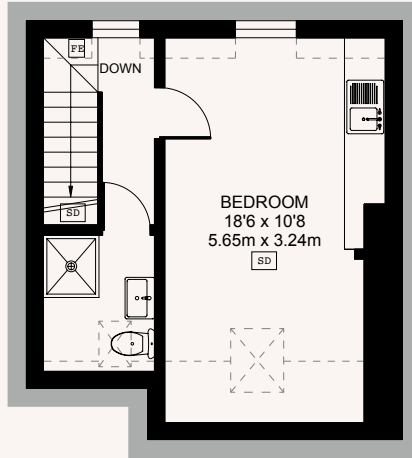
GROUND FLOOR

26 SQ.FT. (2.4 SQ.M.) APPROX



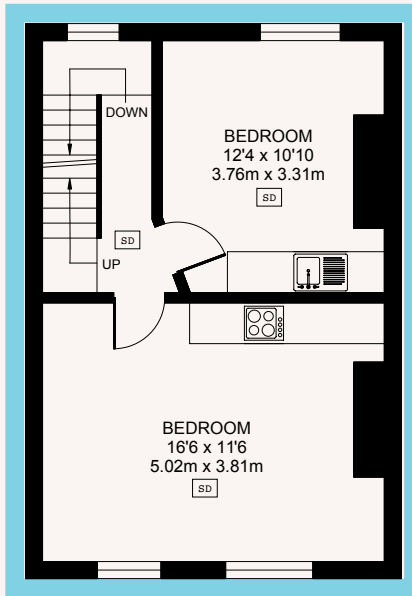
FIRST FLOOR

578 SQ.FT. (53.6 SQ.M.) APPROX



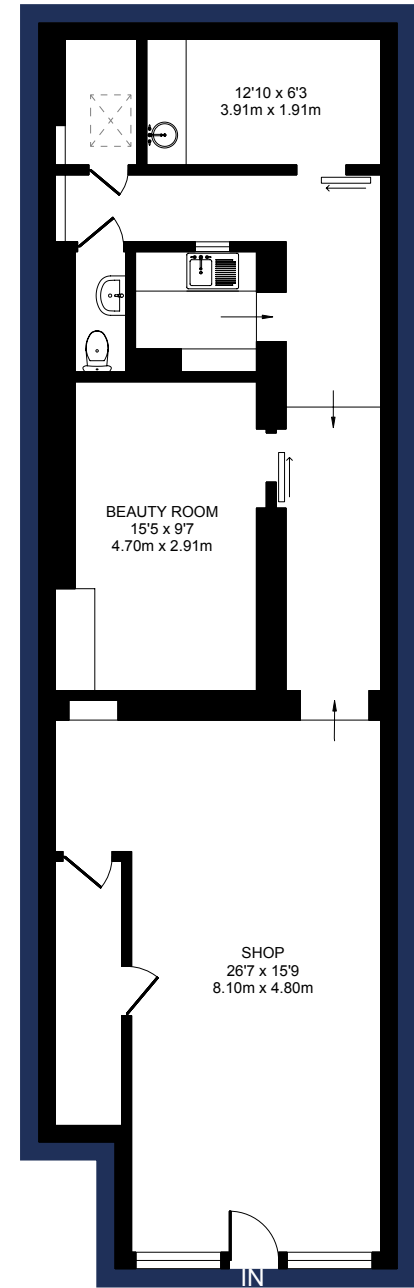
THIRD FLOOR

246 SQ.FT. (22.8 SQ.M.) APPROX



SECOND FLOOR

413 SQ.FT. (38.3 SQ.M.) APPROX



GROUND FLOOR

959 SQ.FT. (89 SQ.M.) APPROX

Further Information:

TENANCIES:

The flats are all occupied, on standard AST's and are collectively generating an income of £58,500 per annum. One room is underlet by £2,000 pa. Landlord expenses total £4,500-5000 pa. The ground floor salon is owner-occupied. ERV: £30,500 pa. Total potential income: £91,000 pa.

VAT:

The site is not elected for VAT

PROPOSAL:

Guide price £1,300,000

VIEWINGS:

Available strictly by appointment only



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